



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Land Use Services
FROM CONCEPT TO CONSTRUCTION

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Date: October 13, 2015
To: Interested Person
From: Brandon Rogers, Land Use Services
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NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-179577 LDP

GENERAL INFORMATION

Applicant: Brannon Soens/Fieldwork Design And Architecture
2524 SE Division St / Portland, OR 97202

Owners: Scott Collins/Bridgetown Equity Construction
3602 NE 75th Ave / Portland, OR 97213

Mark Stromme
2300 SW Broadway Dr / Portland, OR 97201

Site Address: Vacant Lot at South West Corner of N Rosa Parks Way & N Wilbur Ave

Legal Description: BLOCK 8 LOT 1 EXC S 12' & EXC PT IN ST, WILLAMETTE
Tax Account No.: R912201780
State ID No.: 1N1E16CA 01800
Quarter Section: 2427
Neighborhood: Arbor Lodge, contact Nate Young at 503-679-9929.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: Residential 1,000 (R1)
Case Type: Land Division Partition (LDP)
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes to divide the 4,762 square foot site into three parcels for development of a duplex and attached houses. Parcels 1 and 2 are each proposed to be 1,193 square feet in size and are proposed to contain attached houses. Parcel 3 is proposed to be 2,376 square feet in size and is proposed to contain a duplex. Access to the site and

water and sanitary sewer services are proposed from N. Rosa Parks Way and N. Wilbur Avenue.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines “parcel” as a single unit of land created by a partition of land. The applicant’s proposal is to create 3 units of land. Therefore this land division is considered a partition.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of *Title 33*. The relevant criteria are found in **Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.**

FACTS

Site and Vicinity: The undeveloped corner lot site is characterized by flat topography. The surrounding neighborhood is developed with a mix of commercial, multiple and single family development. The block is developed with separated sidewalks. The neighborhood is characterized by a series of 560 by 200 foot blocks repeated along N Rosa Parks Way.

Infrastructure:

- **Streets** – The site has approximately 100 feet of frontage on N Rosa Parks Avenue and 50 feet of frontage on N Wilbur Avenue. There is one driveway entering the site that served a previously existing house on the site. At this location, the City’s Transportation System Plan classifies N Rosa Parks Way as a Neighborhood Collector, Transit Access street, City Bikeway, City Walkway and a Community Corridor. N Wilbur Ave is classified as a Local Service street for all modes. N Rosa Parks Way is improved with 60-ft of paving width and an 8-6-6 sidewalk corridor within a 100-ft wide right of way. N Wilbur is improved with 28-ft of paved roadway and a 9-6-1 sidewalk corridor within a 60-ft wide right of way.
- **Water Service** – There is an existing 16-inch water main in N Rosa Parks Way. There is an existing 8-inch water main in N Wilbur Ave.
- **Sanitary Service** - There is an existing 27-inch public combination sewer line in N Rosa Parks Way Avenue and a 12-inch public combination sewer line in N Wilbur Ave.
- **Stormwater Disposal** – There is no public storm-only sewer currently available to this property.

Zoning: The R1 designation is one of the City’s multi-dwelling zones which is intended to create and maintain higher density residential neighborhoods. The zone implements the comprehensive plan policies and designations for multi-dwelling housing.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: Several Bureaus have responded to this proposal and relevant comments are addressed under the applicable approval criteria. Exhibits “E” contain the complete responses.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 14, 2015**. One written response has been received from notified property owners. No response was received from the Arbor Lodge Neighborhood Association in response to the proposal. Issues raised in the letter are listed below with a staff response.

Issues: The neighbors express concerns regarding tree preservation and proposed building setbacks.

Staff Response: The applicant's arborist identified two trees that are located off site, within the boundaries of the property owned by the neighbors. The trees have been identified as Norway Maple trees, a nuisance species. Title 11 exempts these trees from preservation because they are a nuisance species (11.50.040.B.2). The arborist recommends removal of these trees, subject to consent of the property owner. The Street trees have been reviewed by Portland Parks Urban Forestry (Exhibit E.6) and the applicant's arborist (Exhibit A.4). Urban Forestry has commented that removal of the street trees may be allowed with mitigation for replacement of the street trees at a 2 to 1 replacement ratio.

The building footprints and setbacks shown on the Preliminary Land Division Plan and Proposed Improvements Plan are not approved as part of this application. Instead, the building footprints are shown in order to illustrate that minimum lot width requirements can be met and to determine the proposed location of driveways and utility services. At the time of development, the site will be subject to review in compliance with the development standards of the Portland Zoning Code.

ZONING CODE APPROVAL CRITERIA

APPROVAL CRITERIA FOR LAND DIVISIONS IN OPEN SPACE AND RESIDENTIAL ZONES

33.660.120 *The Preliminary Plan for a land division will be approved if the review body finds that the applicant has shown that all of the following approval criteria have been met.*

Due to the specific location of this site, and the nature of the proposal, some of the criteria are not applicable. The following table summarizes the criteria that are **not** applicable. Applicable criteria are addressed below the table.

Criterion	Code Chapter/Section and Topic	Findings: Not applicable because:
B	33.630- Tree Preservation	No trees in excess of 6 inches in diameter are located fully or partially on the site. Refer to exhibit C.1 for the surveyed location of trees within the right of way and on adjacent sites. Refer to the arborist report, Exhibit A.4, for more information.
C	33.631 - Flood Hazard Area	The site is not within the flood hazard area.
D	33.632 - Potential Landslide Hazard Area	The site is not within the potential landslide hazard area.
E	33.633 - Phased Land Division or Staged Final Plat	Not applicable. These standards only apply to land divisions in the RF through R2.5 zones.
F	33.634 - Recreation Area	Not applicable. The minimum required density is less than 40 units.
H	33.636 - Tracts and Easements	No tracts or easements have been proposed or will be required.
I	33.639 - Solar Access	The proposed development is for something other than single-dwelling detached homes.
J	33.640 - Streams, Springs, and Seeps	No streams, springs, or seeps are evident on the site outside of environmental zones.
L	33.654.110.B.2 - Dead end streets	No dead end streets are proposed.
	33.654.110.B.3 - Pedestrian connections in the I zones	The site is not located within an I zone.
	33.654.110.B.4 - Alleys in all zones	No alleys are proposed or required
	33.654.120.C.3.c -	No turnarounds are proposed or required

	Turnarounds	
	33.654.120.D - Common Greens	No common greens are proposed or required
	33.654.120.E - Pedestrian Connections	There are no pedestrian connections proposed or required
	33.654.120.F - Alleys	No alleys are proposed or required
	33.654.120.G - Shared Courts	No shared courts are proposed or required
	33.654.130.B - Existing public dead-end streets and pedestrian connections	No public dead-end streets or pedestrian connections exist that must be extended onto the site.
	33.654.130.C - Future extension of dead-end streets and pedestrian connections	No dead-end street or pedestrian connections are proposed or required.
	33.654.130.D - Partial rights-of-way	No partial public streets are proposed or required.

Applicable Approval Criteria are:

A. Lots. The standards and approval criteria of Chapters 33.605 through 33.612 must be met.

Findings: Chapter 33.612 contains the density and lot dimension requirements applicable in the R3 through IR zones. The applicant is proposing two parcels for attached housing and one parcel for a duplex. Single-dwelling or duplex development is proposed for some or the entire site, therefore the proposed lots must meet minimum density and not exceed the maximum density stated in Table 120-3. The total site area shown on the applicant's survey is 4,762 square feet. Minimum density in the R1 zone is one unit per 1,450 square feet and the maximum density is one unit per 1,000 square feet. Because the site is less than 10,000 square feet in area, the minimum density is calculated at 1 unit per 2,000 square feet (33.120.205.C.2). The site has a minimum required density of 2 units and a maximum density of 4 units.

In this zone, there are no minimum lot area requirements for lots designated for attached houses, detached houses, or duplexes. For this reason, it is necessary to condition the minimum and maximum density allowance on each lot in the land division, to avoid further division of lots in the future that could result in non-compliance with the overall density requirements of the site as it exists in this proposal. Therefore, Parcels 1 and 2 are each assigned one unit of density and Parcel 3 is assigned two units of density. The lot dimensions required and proposed are shown in the following table:

R1	Minimum lot area (square feet)	Minimum lot width (feet)	Minimum lot depth (feet)	Minimum front lot line (feet)
Attached Houses	none	15	none	15
Detached Houses	none	25	none	25
Duplexes	none	none	none	10
Parcel 1	1,193	23.79	50	23.79
Parcel 2	1,193	23.79	50	23.79
Parcel 3	2,376	50	47.47	50

* Width is measured from the midpoints of opposite lot lines.

The findings above show that the applicable density and lot dimension standards are met. Therefore this criterion is met.

G. Clearing, Grading and Land Suitability. The approval criteria of Chapter 33.635, Clearing, Grading and Land Suitability must be met.

Findings:
Clearing and Grading

The regulations of Chapter 33.635 ensure that the proposed clearing and grading is reasonable given the infrastructure needs, site conditions, tree preservation requirements, and limit the impacts of erosion and sedimentation to help protect water quality and aquatic habitat. In this case the site is primarily flat, and is not located within the Potential Landslide Hazard Area. Therefore, no significant clearing or grading will be required on the site to make the new lots developable. In addition, there are no trees required to be preserved in the areas where new development on the site is anticipated. This criterion is met.

Land Suitability

The site is currently vacant and the topography is relatively flat and contains no known geological hazards. A single family residence was demolished at the site in 1982. The Site Development section of BDS has commented that there are no records of septic system decommissioning at the site. Prior to final plat, the applicant must sign a Disclaimer for Existing On-site Sewage Disposal System form. This form describes the procedures to be taken in the event an old septic system is discovered during building excavation. With this condition, the new lots can be considered suitable for new development, and this criterion is met.

K. Transportation impacts. The approval criteria of Chapter 33.641, Transportation Impacts, must be met; and,

Findings: The Development Review Section of the Portland Bureau of Transportation has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, and for potential impacts upon transportation services. PBOT has provided the following findings (see Exhibit E.2): The transportation system must be capable of safely supporting the proposed development in addition to the existing uses in the area. Evaluation factors include: street capacity and level-of-service; vehicle access and loading; on-street parking impacts; the availability of transit service and facilities and connections to transit; impacts on the immediate and adjacent neighborhoods; and safety for all modes.

The minimal expected new vehicle trips (2 AM peak hour trip/2 PM peak hour trip/24 total new daily trips) associated with the proposed development on the site will not adversely impact the operations of area intersections. On-street parking will not be adversely impacted as evidenced by the information/data collected in the submitted and professionally prepared Transportation Impact Study (TIS). The proposed land division will not have any effect to transit service or any other mode of travel.

In relation to the above referenced evaluation factor concerning vehicle access/loading, PBOT had initial concerns with potential vehicle backing out maneuvers onto N Rosa Parks Way. Additionally, because the proposed driveway serving the attached homes on Parcels 1 and 2 is not at least 25-ft from the intersecting property lines (at the corner of N Rosa Parks Way/N Wilbur), PBOT had concerns about accessing these parcels as proposed. The applicant filed Design Exception 15-236603 TR seeking approval for the site accesses as described above. The submitted TIS included a driveway sight distance analysis utilizing industry acceptable methodologies from the American Assoc of State Highway and Transportation Officials (AASHTO) manual. In summary, the calculated available sight distance (along N Rosa Parks Way) is adequate to allow for safe operation of the proposed driveway.

Regarding the proposed driveway along the site's N Wilbur frontage (also a part of the above referenced Design Exception request), PBOT Traffic Engineering staff considered the proximity of the driveway in relation to the site corner along with the 6-ft wide furnishing zone on N Rosa Parks Way and determined that a vehicle backing out of this driveway could do so without entering the legal crossing along N Wilbur; this request is also approved by PBOT. The applicant has clearly demonstrated that the transportation system is capable of safely supporting the proposed development in addition to existing uses in the area.

PBOT has reviewed and concurs with the information supplied. No mitigation is necessary

for the transportation system to be capable of safely supporting the proposed development in addition to the existing uses in the area. These criteria are met.

L. Services and utilities. The regulations and criteria of Chapters 33.651 through 33.654, which address services and utilities, must be met.

Findings: Chapters 33.651 through 33.654 address water service standards, sanitary sewer disposal standards, stormwater management, utilities and rights of way. The criteria and standards are met as shown in the following table:

33.651 Water Service standard – See Exhibit E.3 for detailed bureau comments.
The Water Bureau has indicated that service is available to the site, as noted on page 2 of this report. The water service standards of 33.651 have been verified.
33.652 Sanitary Sewer Disposal Service standards – See Exhibit E.1 for detailed comments.
The Bureau of Environmental Services has indicated that service is available to the site, as noted on page 2 of this report. The sanitary sewer service standards of 33.652 have been verified.
33.653.020 & .030 Stormwater Management criteria and standards – See Exhibits E.1
No stormwater tract is proposed or required. Therefore, criterion A is not applicable. Stormwater from Parcels 1, 2 and 3 will be directed to individual on-site drywells that will treat the water and slowly infiltrate it into the ground. Each of these lots has sufficient area for a stormwater facility that can be adequately sized and located to meet setback standards, and accommodate water from a reasonably-sized home. BES has indicated conceptual approval of the drywells. The stormwater standards of 33.653 and .020 have been verified.
33.654.110.B.1 Through streets and pedestrian connections
Generally, through streets should be provided no more than 530 feet apart and at least 200 feet apart. The block on which the subject property is located generally meets the noted spacing requirements. The site is a corner lot and is not an ideal location for streets or pedestrian connections through the block. In addition, the site is not within an area that has an adopted Master Street Plan, so criterion d. does not apply. Portland Bureau of Transportation concurs (Exhibit E.2), and does not require connectivity through the site. For the reasons described above, this criterion is met.
33.654.120.B & C Width & elements of the right-of-way – See Exhibit E.2 for bureau comment
In reviewing this land division, Portland Transportation relies on accepted civil and traffic engineering standards and specifications to determine if existing street improvements for motor vehicles, pedestrians and bicyclists can safely and efficiently serve the proposed new development. Portland Transportation has not identified or been made aware of any factors related to this proposal that lead to a conclusion other than that four dwellings can be safely served by this existing street without having any significant impact on the level of service provided. This criterion is met.
33.654.130.A - Utilities (defined as telephone, cable, natural gas, electric, etc.)
Any easements that may be needed for private utilities that cannot be accommodated within the adjacent right-of-ways can be provided on the final plat. At this time no specific utility easements adjacent to the right-of-way have been identified as being necessary. Therefore, this criterion is met.

DEVELOPMENT STANDARDS

Development standards that are not relevant to the land division review, have not been addressed in the review, but will have to be met at the time that each of the proposed lots is developed.

Future Development

Among the various development standards that will be applicable to this lot, the applicant should take note of:

- **Attached Houses / Parcels 1 and 2:** The front facade of an attached house may not include more than 40 percent of garage wall area. See 33.120.270.C for more information regarding the development standards for attached houses. Parcels 1 and 2 must be developed with attached dwelling units and cannot be developed with detached houses or multi dwelling structures.

Existing development that will remain after the land division. The site is currently vacant, so the division of the property will not cause the structures to move out of conformance or further out of conformance with any development standard applicable in the R1 zone. Therefore, this land division proposal can meet the requirements of 33.700.015.

OTHER TECHNICAL REQUIREMENTS

Technical decisions have been made as part of this review process. These decisions have been made based on other City Titles, adopted technical manuals, and the technical expertise of appropriate service agencies. These related technical decisions are not considered land use actions. If future technical decisions result in changes that bring the project out of conformance with this land use decision, a new land use review may be required. The following is a summary of technical service standards applicable to this preliminary partition proposal.

Bureau	Code Authority and Topic
Development Services/503-823-7300 www.portlandonline.com/bds	Title 24 – Building Code, Flood plain Title 10 – Erosion Control, Site Development Administrative Rules for Private Rights-of-Way
Environmental Services/503-823-7740 www.portlandonline.com/bes	Title 17 – Sewer Improvements 2008 Stormwater Management Manual
Fire Bureau/503-823-3700 www.portlandonline.com/fire	Title 31 Policy B-1 – Emergency Access
Transportation/503-823-5185 www.portlandonline.com/transportation	Title 17 – Public Right-of-Way Improvements Transportation System Plan
Urban Forestry (Parks)/503-823-4489 www.portlandonline.com/parks	Title 20 – Street Trees and other Public Trees
Water Bureau/503-823-7404 www.portlandonline.com/water	Title 21 – Water availability

As authorized in Section 33.800.070 of the Zoning Code conditions of approval related to these technical standards have been included in the Administrative Decision on this proposal.

- The applicant must meet the requirements of the Fire Bureau in regards to addressing requirements; ensuring adequate hydrant spacing and flow from the nearest fire hydrant or obtaining an approved Fire Bureau appeal to this requirement; fire apparatus access, including aerial access. These requirements are based on the technical standards of Title 31 and Fire Bureau Policy B-1.

CONCLUSIONS

The applicant has proposed a 3 parcel partition for development of a duplex and attached houses, as shown on the attached preliminary plan (Exhibit C.1). As discussed in this report, the relevant standards and approval criteria have been met, or can be met with conditions. The primary issues identified with this proposal are: disclaimer for existing on-site sewage disposal system, Fire Bureau requirements for hydrant flow and spacing. With conditions of approval that address these requirements this proposal can be approved.

ADMINISTRATIVE DECISION

Approval of a Preliminary Plan for a 3 parcel partition for development of a duplex and

attached houses as illustrated with Exhibit C.1, subject to the following conditions:

A. The following must occur prior to Final Plat approval:

Utilities

- 1. The applicant shall submit a completed and signed Disclaimer for Existing on-site Sewage Disposal System form to the Site Development Section of the Bureau of Development Services.
- 2. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow and spacing from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

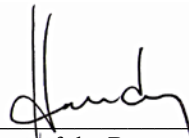
B. The following conditions are applicable to site preparation and the development of individual lots:

- 1. The minimum and maximum density for the lots in this land division are as follows:

Lot	Minimum Density	Maximum Density
1	1	1
2	1	1
3	1	2

- 2. Parcels 1 and 2 must be developed with attached dwelling units.
- 3. The applicant must meet the addressing requirements of the Fire Bureau for Parcels 1, 2 and 3. The location of the sign must be shown on the building permit.
- 4. The applicant must provide a fire access way that meets the Fire Bureau requirements related to aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height as measure to the bottom of the eave of the structure or the top of the parapet for a flat roof.

Staff Planner: Brandon Rogers



Decision rendered by: _____ **on October 9, 2015**

By authority of the Director of the Bureau of Development Services

Decision mailed October 13, 2015

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 2, 2015, and was determined to be complete on July 2, 2015.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 2, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not

waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: October 30, 2015.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City’s final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City’s approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
 - 1. Original Submittal
 - 2. Applicant’s Response to Incomplete Letter
 - 3. Simplified Stormwater Report
 - 4. Arborist Report
 - 5. Transportation Impact Analysis
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Preliminary Land Division Plan (attached)
 - 2. Proposed Improvements Plan

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development section of BDS
6. Urban Forestry
7. Life Safety section of BDS

F. Correspondence

1. Rebecca Lester & Gesher Kitzler, August 9, 2015

G. Other:

1. Original Land Use Application
2. Incomplete Letter

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



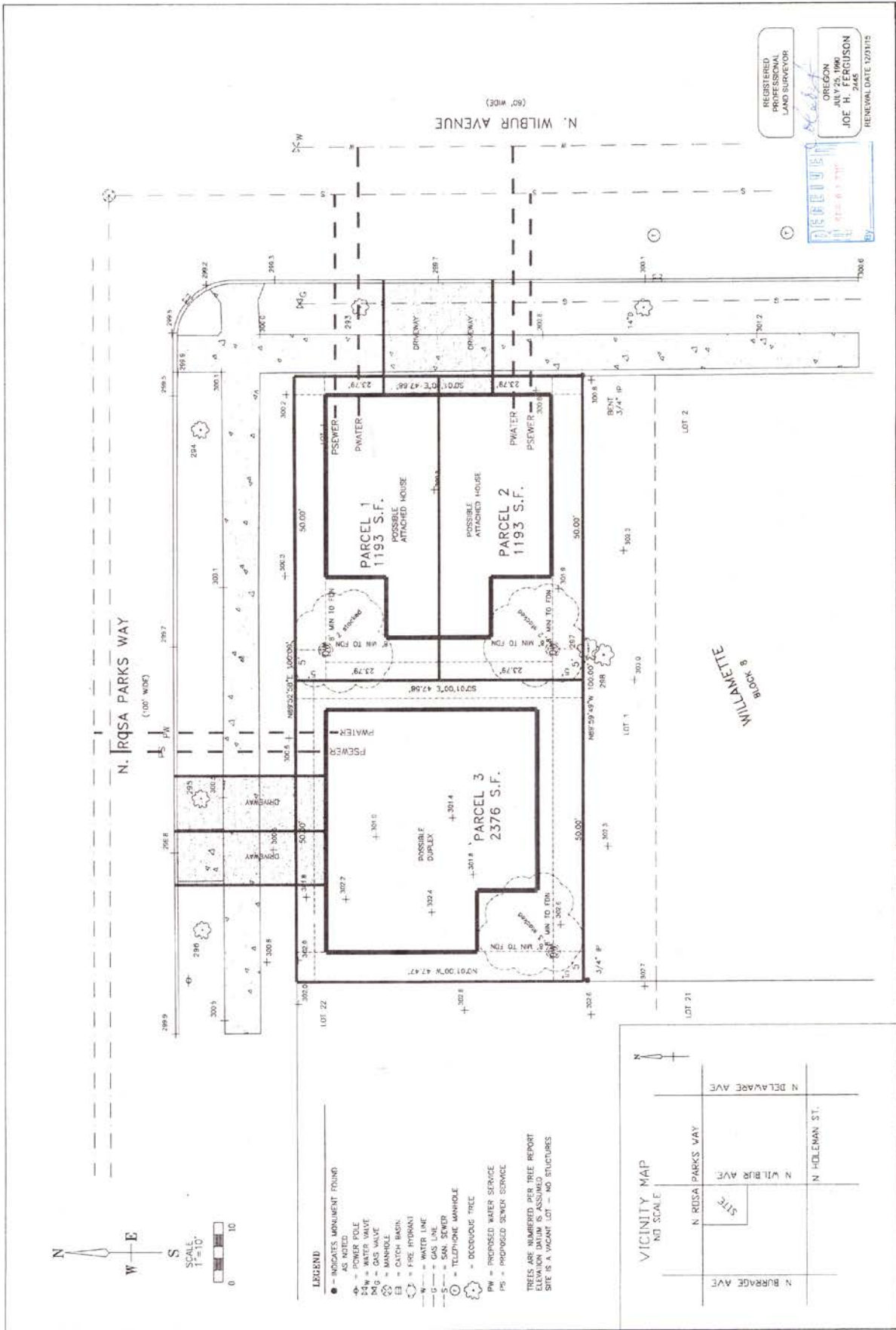
ZONING



Site



File No. LU 15-179577 LDP
 1/4 Section 2427
 Scale 1 inch = 200 feet
 State_Id 1N1E16CA 1800
 Exhibit B (Jun 04,2015)



Ferguson Land Surveying, Inc.
 646 SE 106TH AVE. PORTLAND, OR 97216
 Phone (503) 408-0601 Fax (503) 408-0602